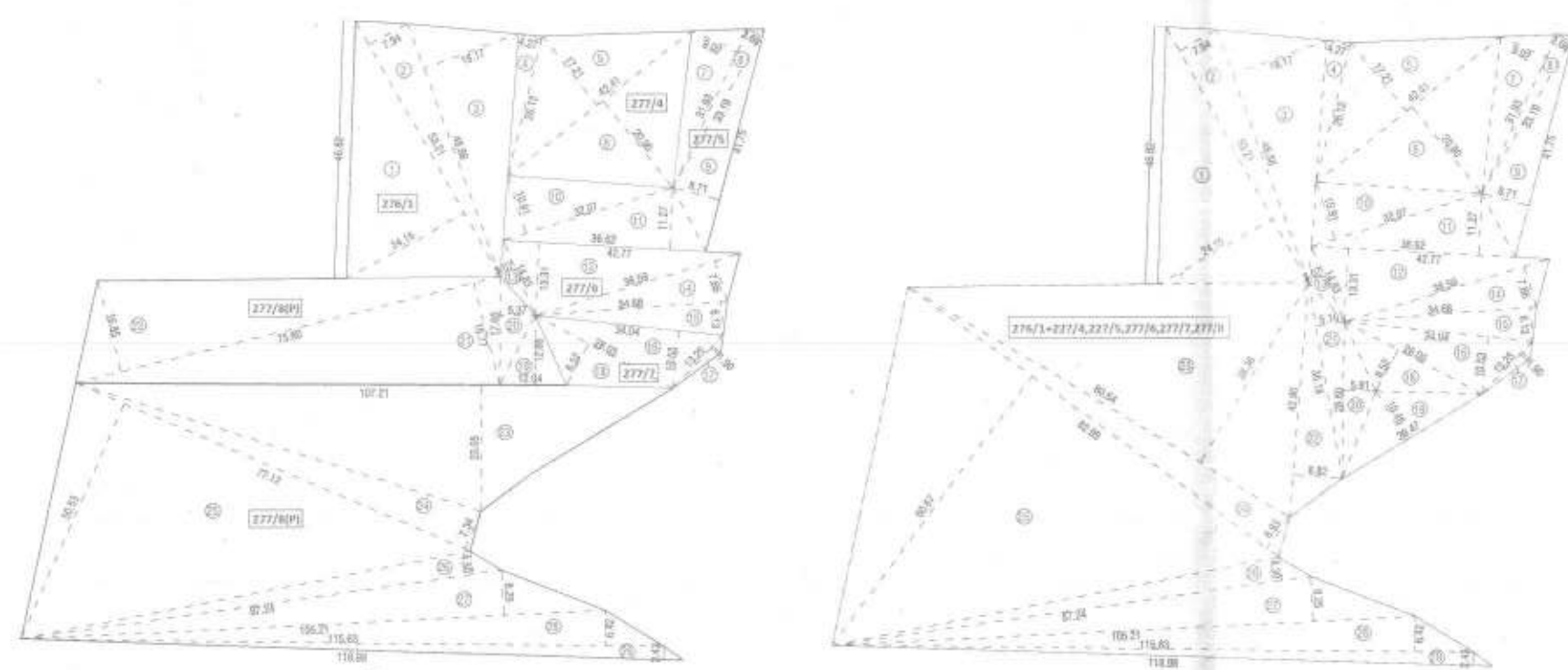




PLOT AREA CALCULATION BEFORE AMALGAMATION Scale: 1:1000
PLOT AREA CALCULATION AFTER AMALGAMATION Scale: 1:1000

PLOT AREA CALCULATION BEFORE AMALGAMATION		
S.NO.	AREA AS PER 7/12	AREA AS PER 7/12
1	53.37	53.37
2	53.37	53.37
3	53.37	53.37
4	53.37	53.37
5	53.37	53.37
6	53.37	53.37
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45	53.37	53.37
46	53.37	53.37
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96	53.37	53.37
97	53.37	53.37
98	53.37	53.37
99	53.37	53.37
100	53.37	53.37

PLOT AREA STATEMENT				
NO.	S.NO.	OWNER NAME	AREA AS PER 7/12	AREA AS PER 7/12
1.	276/1	Siddharth Dhananjay Badamkar	1200.00	1200.00
2.	277/4	Siddharth Dhananjay Badamkar	863.00	863.00
3.	277/5	Dhananjay Pralhad Badamkar	936.00	936.00
4.	277/6	Siddharth Dhananjay Badamkar	500.00	500.00
5.	277/7	Siddharth Dhananjay Badamkar	300.00	300.00
6.	277/8	Siddharth Dhananjay Badamkar	11950.00	11950.00
7.	277/8	Vansha Dhananjay Badamkar	4600.00	4600.00
TOTAL			15749.00	15749.00

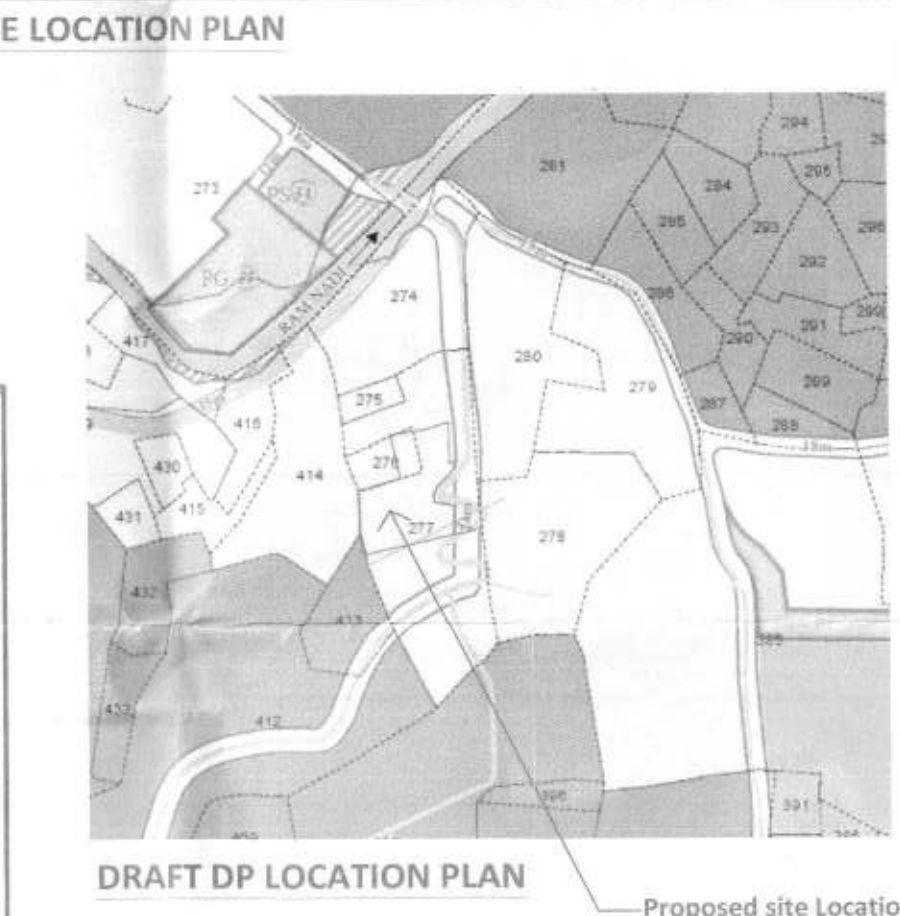
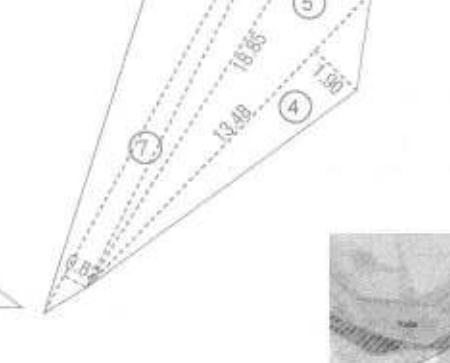
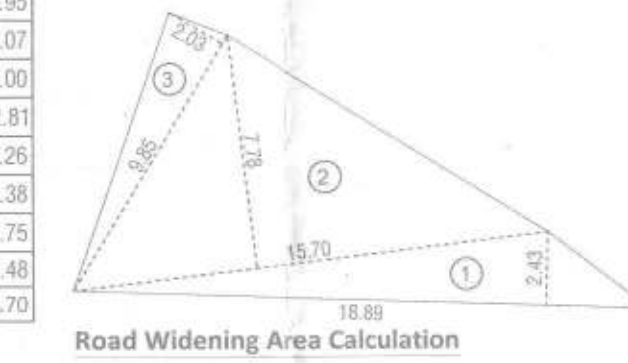
PLOT AREA STATEMENT BEFORE AMALGAMATION				
NO.	S.NO.	AREA AS PER 7/12	AREA AS PER 7/12	AREA AS PER 7/12
1.	276/1	1200.00	1200.00	1200.00
2.	277/4	863.00	863.00	863.00
3.	277/5	936.00	936.00	936.00
4.	277/6	500.00	500.00	500.00
5.	277/7	300.00	300.00	300.00
6.	277/8	11950.00	11950.00	11950.00
7.	277/8	4600.00	4600.00	4600.00
TOTAL			15749.00	15749.00

PLOT AREA STATEMENT AFTER AMALGAMATION				
NO.	S.NO.	AREA AS PER 7/12	AREA AS PER 7/12	AREA AS PER 7/12
1.	276/1 + 277/4 + 277/5 + 277/6 + 277/7 + 277/8	15749.00	15749.00	15749.00
TOTAL			15749.00	15749.00

TOTAL PROPOSED FSI STATEMENT											
S.NO.	Building / Wing	Floor	RESI. NET B/UP AREA	PERM. BALCONY AREA	OPEN BALCONY AREA	STAIRCASE AREA	FIRE STAIRCASE AREA	FIRE LIFT	BLDG. HT. above Gr.	BLDG. HT. above Stilt	TENEMENT NO.
1.	TOWER - A	P+16 FL.	8307.61	1246.14	989.76	288.00	251.20	2.40	49.45 M	46.40 M	64
2.	TOWER - B	Parking FL.	0	0	0	0.00	0	0	0	0	64
TOTAL			8307.61	1246.14	989.76	288.00	251.20	2.40			64.00

PARKING REQUIREMENT CALCULATION :				
3	TENEMENT HAVING BUILT UP AREA BETWEEN 50 TO 100.00 sqm.	1:1.22	---	---
4	TENEMENT HAVING BUILT UP AREA MORE THAN 100 sqm.	1:1.22	32	64
REQUIRED			32	64
50% ADDITIONAL PARKING FOR METROPOLITAN			16	32
TOTAL REQUIRED			48	96
PROVIDED			48	96

Road Widening Area CALC.		
1	0.5 x 18.89 x 2.43	= 22.95
2	0.5 x 15.70 x 7.78	= 61.07
3	0.5 x 9.85 x 2.03	= 10.00
4	0.5 x 13.48 x 1.90	= 12.81
5	0.5 x 18.85 x 2.88	= 27.26
6	0.5 x 27.59 x 1.84	= 25.38
7	0.5 x 25.65 x 0.82	= 11.75
8	0.5 x 28.65 x 5.06	= 72.48
TOTAL		= 241.70

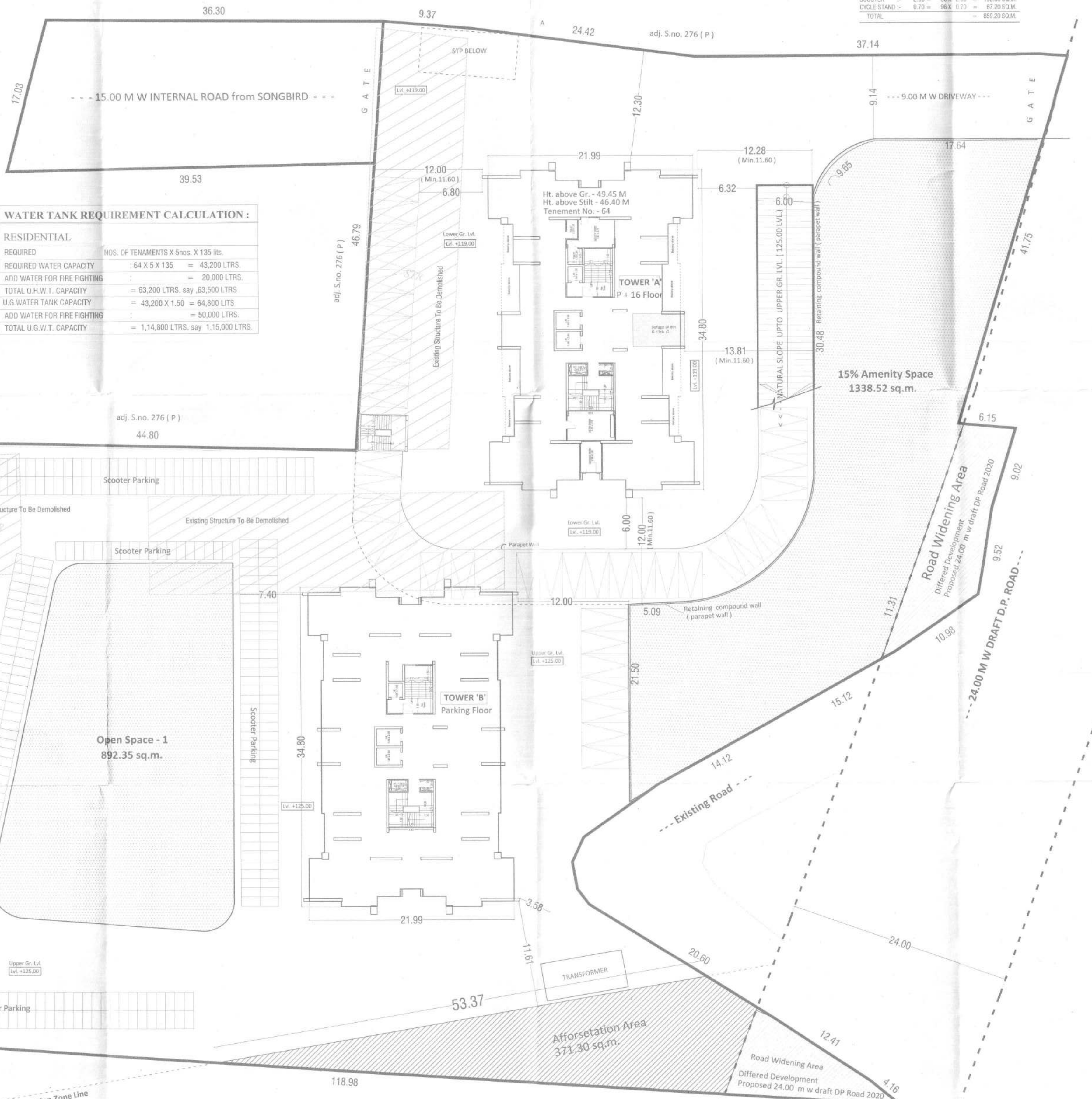


Afforestation Area CALC.		
1	0.5 x 58.13 x 4.03	= 117.13
2	0.5 x 58.13 x 9.75	= 284.17
TOTAL		= 401.30

AMENITY SPACE AREA CALC.		
1	2.0 x 8.35 x 1.35	= 7.52
2	0.5 x 24.21 x 4.85	= 58.71
3	0.5 x 21.33 x 18.56	= 197.38
4	0.5 x 41.53 x 11.09	= 230.06
5	0.5 x 18.02 x 0.22	= 1.98
6	0.5 x 27.10 x 14.28	= 193.49
7	0.5 x 20.80 x 19.83	= 207.27
8	0.5 x 23.60 x 10.34	= 122.81
9	0.5 x 13.00 x 12.30	= 80.03
10	0.5 x 23.29 x 3.84	= 45.08
11	0.5 x 23.29 x 3.24	= 38.02
TOTAL		= 1386.06

OPEN SPACE - 1 AREA CALC.		
1	2.0 x 3.78 x 0.67	= 1.69
2	0.5 x 35.35 x 2.18	= 38.19
3	0.5 x 39.28 x 3.69	= 72.47
4	2.0 x 5.17 x 1.03	= 3.95
5	0.5 x 45.04 x 14.05	= 316.41
6	0.5 x 45.04 x 18.52	= 416.98
7	0.5 x 23.15 x 3.34	= 38.66
8	2.0 x 4.87 x 1.05	= 3.41
TOTAL		= 892.35

TOTAL FSI STATEMENT									
S.NO.	FLOOR	NET B/UP AREA	PERM. BALCONY 15%	OPEN BALCONY	STAIRCASE	FIRE STAIRCASE	FIRE LIFT	BLDG. HT.	TENEMENT NO.
1.	PARKING FLOOR	0.00	0	0.00	0.00	0.00			620.98
3.	1st FLOOR	530.28	79.54	61.86	18.00	15.70			625.84
4.	2nd FLOOR	520.61	78.09	61.86	18.00	15.70			616.17
5.	3rd FLOOR	520.61	78.09	61.86	18.00	15.70			616.17
6.	4th FLOOR	520.61	78.09	61.86	18.00	15.70			616.17
7.	5th FLOOR	520.61	78.09	61.86	18.00	15.70			616.17
8.	6th FLOOR	520.61	78.09	61.86	18.00	15.70			616.17
9.	7th FLOOR	520.61	78.09	61.86	18.00	15.70			616.17
10.	8th FLOOR	504.70	75.71	61.86	18.00	15.70			600.26
11.	9th FLOOR	520.61	78.09	61.86	18.00	15.70			616.17
12.	10th FLOOR	520.61	78.09	61.86	18.00	15.70			616.17
13.	11th FLOOR	520.61	78.09	61.86	18.00	15.70			616.17
14.	12th FLOOR	520.61	78.09	61.86	18.00	15.70			616.17
15.	13th FLOOR	504.70	75.71	61.86	18.00	15.70			600.26
16.	14th FLOOR	520.61	78.09	61.86	18.00	15.70			616.17
17.	15th FLOOR	520.61	78.09	61.86	18.00	15.70			616.17
18.	16th FLOOR	520.61	78.09	61.86	18.00	15.70			616.17
TOTAL		8307.61	1246.14	989.76	288.00	251.20	2.40	49.45 M	64.00



LAYOUT PLAN (Scale: 1:250)

STAMP OF APPROVAL
TOWER 'A' & 'B'

Approved as amended in subject to conditions mentioned in Annexure 'A' of letter No. S.N.O. No. 276/1, 277/4, 277/5, 277/6, 277/7 & 277/8 dated 30/01/2022.

Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

Pune Metropolitan Regional Development Authority

A	AREA STATEMENT	PROPOSED (SQ.M.)
1	Area of Plot	= 9536.50
	a) As per ownership document (7/12, CTS extract)	= 9613.00
	b) as per measurement sheet	= 371.30
	c) as per site	= 9536.50
2	Deductions for	= 0.00
	a) Area under 24.00 M W Draft D.P. Road widening Area	= 241.70
	b) Area under Afforestation Zone	= 371.30
	c) Any Reservation	= 0.00
	Total (a+b+c)	= 613.00
3	Gross Area of Plot (1-2)	= 8923.50
4	Recreational Open Space	= 892.35
	a) Required	= 892.35
5	Amenity Space	= 1338.52
	a) Required	= 1338.52
	b) Proposed	= 1338.52
6	Service road and Highway widening	= 0.00
7	Internal Road area	= 0.00
8	Net Area of Plot (10-15)	= 7584.98
10	Built up area with reference to Basic F.S.I. as per front road width (7584.98 X 1.10)	= 8343.48
11	Addition of area for F.S.I.	= 0.00
	a) In situ area against D.P. road (241.75 x 2)	= 0.00
	b) In situ area against Amenity Space	= 0.00
	c) Premium FSI area (subject to maximum of 0.2 of s.no. 8)	= 0.00
	d) TDR area (0.4)	= 0.00
	Total (a+b+c+d)	= 0.00
12	Total area available (9+10)	= 8343.48
13	Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)	= 8343.42
14	Total Built up Area in proposal (excluding area at S.No. 18b)	= 8307.61
	a) Proposed Residential Built up Area	= 8307.61
	b) Excess Balcony area counted in F.S.I.	= 0.00
	c) Excess Double Height terraces area counted in F.S.I.	= 0.00
	Total (a+b+c+d)	= 8307.61
15	F.S.I. Consumed (13/8) (should not be more than serial no.12 above.)	= 8307.61
16	Area for Inclusive Housing, if any	= 0.00
	a) Required (20% of s.no.10)	= 0.00
	b) Proposed	= 0.00

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK

PROPOSED WORK SHOWN RED

DRAINAGE LINE SHOWN RED (DOTTED)

EXISTING WORK TO BE RETAINED BLUE

EXISTING WORK TO BE DEMOLISHED YELLOW

OWNER NAME & ADDRESS

M/s Badamkar Realities Pvt. Ltd. Through Director Mr. Siddharth Dhananjay Badamkar

OWNER'S SIGN

PROJECT NAME & ADDRESS

PROPOSED BUILDING LAYOUT IN S.NO.276/1, 277/4, 277/5, 277/6, 277/7 & 277/8, AT -BHUGAON, TAL -MULSHI, DIST - PUNE

AUTHENTICITY OF ALL ORIGINAL DOCUMENTS AND TRUE COPIES OF DOCUMENTS SUBMITTED IS NOT CERTIFIED BY THE ARCHITECT.

LIASIONING ARCHITECT

A.B.S.ARCHITECTS & ASSOCIATES

AR. AMIT N. BURHADE

C.O.A. REGI. NO. CA/13/59704

FLAT NO. 1,304(B) SHANIWAR PETH, OPP. AHILYADEVI SCHOOL, PUNE-30

Contact No. +91 9225542909

E-mail- absarchitects4@gmail.com

DATE

28/05/2022

Scale

1:250

Status

For Building Permission

Dr. by

SUHAS

Ckd. by

AS

Architects & Associates

Architects & Associates

Pune-30

Architect's Sign / Stamp